



TOWN OF EAST HAMPTON

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Planning Department
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To: Planning Board

From: JoAnne Pahwul, AICP
Planning Director

Re: Four Oaks Building #1 Second Floor Apartment SP/SP Modification Request
SCTM#300-05-05-07

The Planning Board approved the Four Oaks Building #1 Second Floor apartment site plan/special permit by resolution dated June 27, 2018. A request has been submitted to modify the site plan to reflect changes to the location of two accessory structures.

Items and Date Received: SP-1 Site Plan prepared by D.B. Bennett, P.E. dated January 6, 2020

Background Information:

The 31,541 sq. ft. parcel is located on Flamingo Avenue at the corner of Kirk Avenue in a Central Business zoning district. The site is improved with a building containing four motel units and six freestanding “cottages”, that all appear to serve as year round housing units, and two commercial buildings with wet retail uses. Site plan approval was granted to allow the conversion of a second story storage area that was associated with a first floor wet retail use to a two bedroom apartment. The use is classified as an apartment within a commercial structure, a special permit use.

Issues for Discussion:

The site plan has been revised to depict the 90 sq. ft. walk-in freezer and 49 sq. ft. shed in locations different than on the approved site plan. The revised location does not interfere with any other aspects of the site. The Planning Department offers no objections to the proposed revision and recommends that the Planning Board approve the modification request.

Planning Board Consensus:

The Planning Board should determine if the modification request is acceptable.

Additional comments: _____

Additional Board Comments:

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